



County of San Diego

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PUBLIC DISCLOSURE NOTICE INTENT TO ADOPT FINDINGS PURSUANT TO SECTION 15183 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

September 1, 2016

NOTICE IS HEREBY GIVEN that the County of San Diego intends to adopt findings in accordance with the California Environmental Quality Act Section 15183 for the following projects. The proposed findings and the associated analysis can be reviewed at http://www.sdcounty.ca.gov/pds/ceqa_public_review.html and at Planning & Development Services (PDS), Project Processing Counter and 5510 Overland Avenue, Suite 110, San Diego, California 92123. Under this process, public review is not required; however, any comments received will be accepted and taken into consideration.

A FAQ sheet on the 15183 CEQA exemption process can be located at <http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-202.pdf>. Comments on these findings must be sent to the PDS address listed above and should reference the project number and name.

SIMPSON FARMS TENTATIVE MAP; PDS2005-3100-5460 (TM), LOG NO. PDS2005-3910-05-19-023 (ER). The project is a major subdivision to divide a 156.7-acre property into 95 residential lots and one commercial lot. Additional lots are designated as open space, drainage basin, or roads. The site is currently split-zoned for both residential and commercial. While the proposed subdivision would create a parcel for the commercial property, the land would not be developed at this time. The commercially zoned property would require the approval of a Major Use Permit prior to development. The project site is located on the northeast corner of Campo Road (State Route 94) and Jefferson Road, in the Jamul-Dulzura Plan Area. Roads border the subdivision to the north (Olive Vista Drive), west (Jefferson Road), and southwest (Campo Road/State Route 94). Access to lots would be via several proposed private roads which eventually connect to both Jefferson Road and Olive Vista Drive. Water would be provided by Otay Water District and each lot would have a private septic system using an advance treatment system. Earthwork will consist of 180,000 cubic yards of balanced cut and fill.

The residentially zoned portion of the site is subject to the Semi-Rural General Plan Regional Category, Land Use Designation Semi-Rural. The commercially zoned portion of the site is subject to the Rural Commercial General Plan. Zoning for the residential portion is Limited Agricultural (A70) and General Commercial (C36) for the commercial portion. The project is consistent with both density and lot size requirements of the General Plan and Zoning Ordinance.

Comments on the proposed findings and associated analysis must be received no later than **Friday, September 30, 2016, at 4:00 p.m.** (a 30 day public disclosure notice period). For additional information, please contact Marisa Smith at (858) 694-2621 or by e-mail at marisa.smith@sdcounty.ca.gov.